

MUNICIPAL SERVICES PLAN FOR CITY OF FORT WORTH

ANNEXATION CASE NO. AX-18-007

1. **PROPERTY.** This Municipal Services Plan (“Plan”) is only applicable to the City-owned parcels of land situated in Tarrant County, Texas, which consist of approximately 2.078 acres of land in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached hereto and incorporated herein by reference (“Property”). The City has filed a written request for full purpose annexation of the Property, identified as Annexation Case No. AX-18-007.
2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. Once adopted by the Fort Worth City Council, it is the intent that this Plan satisfy the requirement for a written agreement with the property owner under Section 43.0672 of the Texas Local Government Code, as the City is annexing its own property.
3. **MUNICIPAL SERVICES.**
 - a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services - The City’s Fire Department and MedStar will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Publicly Owned Parks, Facilities, and Buildings
 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

- vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
- vii. Roads and Streets (including Street lighting) - The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
- viii. Water and Wastewater – Existing, occupied homes that are using water-well and on-site sewer facilities on the effective date of annexation may continue to use the same. If a property owner desires to connect to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City’s cost for each occupied lot or tract in accordance with the City’s “Policy for the Installation of Community Facilities” and applicable law. Once connected to the City’s water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates establish by City ordinances for such service.
- ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
- x. Code Compliance – The City’s Code Department will provide education, enforcements, and abatement relating to code violations within the Property.
- b. The City is not required to provide a service that is not included in this Plan.
- c. The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

DESCRIPTION, of a 2.078 acre (90,523 square foot) tract of land situated in the Walter Houston Survey, Abstract No. 719, Tarrant County, Texas; said tract being part of Lot 1, Block 11, Linkwood Estates, an addition to Tarrant County according to the plat recorded in Volume 388-7, Page 136 of the Plat Records of Tarrant County, Texas; said tract also being all of those tracts of land described in Warranty Deed to the City of Fort Worth recorded in Instrument Nos. D218007779 and D218004791, of the Official Public Records of Tarrant County, Texas; said 2.078 acre (90,523 square foot) tract being more particularly described as follows:

BEGINNING, at a brass disk stamped "TXDOT" found at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and the east right-of-way line of Linkmeadow Drive (a 60-foot wide right-of-way); said point being the most northerly northwest corner of the first said City of Fort Worth tract;

THENCE, along the said south line of Interstate Highway No. 30, the following three (3) calls:

South 88 degrees, 01 minutes, 48 seconds East, at a distance of 87.84 feet passing the northeast corner of the first referenced City of Fort Worth tract and the northwest corner of the second referenced City of Fort Worth tract, continuing for a total distance of 91.09 feet to a brass disk stamped "TXDOT" found for an angle point;

South 87 degrees, 04 minutes, 48 seconds East, a distance of 76.13 feet to an angle point;

South 85 degrees, 55 minutes, 48 seconds East, a distance of 66.14 feet to a 5/8-inch iron rod found for the northeast corner of the second referenced City of Fort Worth tract and the northwest corner of Lot 38, Block 3, Mary's Creek Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-176, Page 42 of the said Plat Records said point also being in the existing westerly city limits of the City of Fort Worth;

THENCE, South 00 degrees, 32 minutes, 42 seconds West, departing the said south line of Interstate Highway No. 30 Frontage Road and along the east line of the second referenced City of Fort Worth, the west line of said Block 3 and the said westerly City Limits line, a distance of 314.75 feet to a point for the southeast corner of the second referenced City of Fort Worth tract and the northeast corner of that tract of land described as Tract 3 in Warranty Deed to John Shipley recorded in Instrument No. D217039023 of the said Official Public Records;

THENCE, North 89 degrees, 27 minutes, 18 seconds West, departing the said west line of Block 3 and along the north line of said Shipley tract, a distance of 144.75 feet to a point for corner in a

power pole found at the southwest corner of the second referenced City of Fort Worth tract, the southeast corner of the first referenced City of Fort Worth tract;

THENCE, North 89 degrees, 33 minutes, 28 seconds West, a distance of 141.06 feet to a 1/2-inch iron rod found for the southwest corner the first referenced City of Fort Worth tract; said point being in the said east line of Linkmeadow Drive;

THENCE, North 00 degrees, 26 minutes, 20 seconds East, along the west line of said Lot 1 and the said east line of Linkmeadow Drive, a distance of 272.92 feet to a 1/2-inch iron rod with “PACHECO KOCH” cap set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Interstation Highway No. 30 and the said east line of Linkmeadow Drive;

THENCE, North 46 degrees, 25 minutes, 12 seconds East, along said corner clip, a distance of 74.07 feet to the POINT OF BEGINNING;

CONTAINING: 90522.61 square feet or 2.078 acres of land, more or less.

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